

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

414/253 BRIDGE ROAD RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

601/253 BRIDGE ROAD RICHMOND VIC 3121	\$410,000	14-Feb-24
703/2-10 MCGOUN STREET RICHMOND VIC 3121	\$466,000	06-Feb-24
205/33 JUDD STREET RICHMOND VIC 3121	\$462,000	28-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 March 2024



601/253 BRIDGE ROAD RICHMOND VIC 3121 Sold Price

^{RS} **\$410,000** Sold Date **14-Feb-24**

1 1 1

Distance **0.06km**



703/2-10 MCGOUN STREET RICHMOND VIC 3121 Sold Price

\$466,000 Sold Date **06-Feb-24**

1 1 1

Distance **0.21km**



205/33 JUDD STREET RICHMOND VIC 3121 Sold Price

\$462,000 Sold Date **28-Sep-23**

1 1 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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